

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2020-310**

5 AN ORDINANCE REZONING APPROXIMATELY 13.85±
6 ACRES, LOCATED IN COUNCIL DISTRICT 11 AT 10911
7 BAYMEADOWS ROAD AND 10915 BAYMEADOWS ROAD,
8 BETWEEN POINT MEADOWS DRIVE AND POINT MEADOWS
9 WAY (R.E. NOS. 167758-0160, 167758-0170 AND
10 167758-0180), AS DESCRIBED HEREIN, OWNED BY THE
11 POINT MEADOWS LAND TRUST, FROM PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT (2001-149-E) TO
13 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
15 PERMIT COMMERCIAL USES, AS DESCRIBED IN THE
16 SHOPPES AT POINT MEADOWS II PUD; PROVIDING A
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
20 DATE.

21
22 **WHEREAS**, the Point Meadows Land Trust, the owner of
23 approximately 13.85± acres, located in Council District 11 at 10911
24 Baymeadows Road and 10915 Baymeadows Road, between Point Meadows
25 Drive and Point Meadows Way (R.E. Nos. 167758-0160, 167758-0170 and
26 167758-0180), as more particularly described in **Exhibit 1**, dated May
27 11, 2020, and graphically depicted in **Exhibit 2**, both of which are
28 **attached hereto** (Subject Property), has applied for a rezoning and
29 reclassification of that property from Planned Unit Development (PUD)
30 District (2001-149-E) to Planned Unit Development (PUD) District, as
31 described in Section 1 below; and

1 **WHEREAS**, the Planning Commission has considered the application
2 and has rendered an advisory opinion; and

3 **WHEREAS**, the Land Use and Zoning Committee, after due notice and
4 public hearing, has made its recommendation to the Council; and

5 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
6 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
7 and policies of the *2030 Comprehensive Plan*; and (3) is not in
8 conflict with any portion of the City's land use regulations; and

9 **WHEREAS**, the Council finds the proposed rezoning does not
10 adversely affect the orderly development of the City as embodied in
11 the Zoning Code; will not adversely affect the health and safety of
12 residents in the area; will not be detrimental to the natural
13 environment or to the use or development of the adjacent properties
14 in the general neighborhood; and will accomplish the objectives and
15 meet the standards of Section 656.340 (Planned Unit Development) of
16 the Zoning Code; now, therefore

17 **BE IT ORDAINED** by the Council of the City of Jacksonville:

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Planned Unit Development (PUD)
20 District (2001-149-E) to Planned Unit Development (PUD) District.
21 This new PUD district shall generally permit commercial uses, and is
22 described, shown and subject to the following documents, **attached**
23 **hereto**:

24 **Exhibit 1** - Legal Description dated May 11, 2020.

25 **Exhibit 2** - Subject Property per P&DD.

26 **Exhibit 3** - Written Description dated January 4, 2020.

27 **Exhibit 4** - Site Plan dated August 6, 2018.

28 **Section 2. Owner and Description.** The Subject Property
29 is owned by the Point Meadows Land Trust, and is legally described
30 in **Exhibit 1, attached hereto**. The agent is Eric Sloan, 1 Sleiman
31 Parkway, Suite 100, Jacksonville, Florida 32216; (904) 731-4875.

